

**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
8750 MCKINNEY ROAD
FRISCO, TEXAS 75034
TUESDAY, January 23, 2001 - 6:30 P.M.**

MINUTES

1. **Call to Order/Roll Call**
2. **Consider and act upon approval of Minutes of the January 9, 2001 Planning and Zoning Meeting.**

CONSENT AGENDA

- 3A. Final Plat: Eldorado Fairways at the Trails, Phase A**
MH Applicant(s): Fairway/2000, Ltd. and Tipton Engineering, Inc.
76 Single Family-5 lots, 110 Single Family-4 lots, and one open space lot on 58.5± acres on the south side of Eldorado Parkway, 1,500± feet east of FM 423. Zoned Single Family-4 and Single Family-5. Neighborhood #44.
- 3B. Final Plat: Eldorado Fairways at the Trails, Phase B**
MH Applicant(s): Fairway/2000, Ltd. and Tipton Engineering, Inc.
57 Single Family-5 lots, 130 Single Family-4 lots, and one potential park site lot on 62.9± acres 1010± feet south of Eldorado Parkway, 1500± feet east of FM 423. Zoned Single Family-4 and Single Family-5. Neighborhood #44.
- 3C. Final Plat: Grayhawk – Phases III**
DM Applicant(s): Eldorado Ranch, Ltd.
142 Single-Family lots and two open space lots on 37.5± acres on the north side of Eldorado Parkway, 2,500± feet west of Teel Parkway. Zoned Planned Development-Single-Family-5. Neighborhood #49.
- 3D. Site Plan & Final Plat: Phelps and Wood Addition, Block 1, Lot 1**
DM Applicant(s): Metricom, Architects Phelps/Wood, and Whalen & Company
An existing office and an existing tower on one lot on 1.0± acre on the southeast corner of F.M. 720 (Main Street) and Taft Powell Road. Zoned Agricultural with Specific Use Permit-51 for a Telecommunications Antenna. Neighborhood #18.
- 3E. Final Plat: Trails Phase 8**
SN Applicant(s): Kimball Hill Homes
108 Single-Family lots on 34.7± acres on the south west corner of Trails Parkway and Smothermon Road. Zoned Planned Development-75-SF-5 Neighborhood #44.
- 3F. Final Plat: Trails Phase 9**
SN Applicant(s): Kimball Hill Homes

48 Single-Family lots on 18.3± acres 1,100± feet east of Trails Parkway 1,300± feet south of Smotherman Road. Planned Development-75-Single-Family-4. Neighborhood #44.

3G. Final Plat: Trails Phase 10

SN Applicant(s): Kimball Hill Homes

45 Patio-Home lots on 14.1± acres on the south side Smothermon Road 2,100± west of Trails Parkway. Zoned Planned Development-75-Patio-Home. Neighborhood #44.

3H. Amended Plat: Shepherds Hill Phase 1

SN Applicant(s): K. B. Home Lines Star, L. P.

27 Single-Family lots on 8.1± acres on the south side of Canoe Road 120± feet east of Coit Road. Zoned Single-Family-5. Neighborhood #25.

3I. Final Plat & Site Plan: Lowes Addition Block A, Lot 5

SN Applicant(s): Qwik Wash- America and Low

A full service car wash and lube center on one lot on 1.7± acres on the east side of Preston Road 800± feet south of Warren Parkway. Zoned Commercial-1 Neighborhood #29.

END OF CONSENT AGENDA

PUBLIC HEARINGS

4. Public Hearing: Zoning Case Z2000-62

JW Applicant(s): City of Frisco

A request to amend the Zoning Ordinance as it relates to the appeal process for zoning cases. Tabled 11/28/00 and 12/27/00.

5A. Public Hearing: Zoning Case Z2000-74

DM Applicant(s): Loni Fink and Tammy Hornsby-Fink

A request to rezone 1.3± acres on the north side of North Street, 690± feet east of North County Road **from** Residential Estate **to** Single-Family-1. Neighborhood #11.

5B. Final Plat: North Residence Addition, Block A, Lots 1 and 2

DM Applicant(s): Loni Fink and Tammy Hornsby-Fink

Two Single-Family-1 lots on 1.3± acres on the north side of North Street, 690± feet east of North County Road. Zoned Residential Estate. Requested zoning is Single-Family-1. Neighborhood #11.

6. Public Hearing: SUP2000-39

SN Applicant(s): TXU Electric and Frisco ISD

A request for a Specific Use Permit (SUP) for an Electrical Substation on 3.5± acres at the north end of White Oaks Lane, 120± feet north of Peachtree Lane. Zoned

Agricultural. Neighborhood #26. Tabled 11/14/2000, 11/28/2000, 12/27/2000 and 001/09/00.

7. Public Hearing: SUP2001-01

SN Applicant(s): TXU Electric and Frisco ISD

A request for a Specific Use Permit (SUP) for an Electrical Substation on 3.9± acres on the south side of future Rolater Road 1,800± feet west of Coit Road. Zoned Agricultural. Neighborhood #26.

8. Public Hearing: Zoning Case Z2000-56

SN Applicant(s): Jen Han and KPA Consulting, Inc.

A request to rezone 46.2± acres on the west side of Custer Road (F.M. 2478) 1,200± feet south of Eldorado Parkway **from** Agricultural **to** Single-Family-5. Neighborhood #15. Tabled 11/01/2000 & 12/27/2000.

9. Public Hearing: Zoning Case Z2000-75

SN Applicant(s): Bear Trap Partnership Fund, Ltd.

A request to rezone 35± acres on the southeast corner of Preston Road (S.H 289) and S.H. 380 **from** Agricultural **to** Highway. Neighborhood #2.

10. Public Hearing: Zoning Case Z2000-76

SN Applicant(s): Beaver Trap Partnership Funds Ltd.

A request to rezone 24.6± acres on the southeast corner of future Dallas North Tollroad and S.H. 380 **from** Agricultural **to** Highway. Neighborhood #53.

11. Public Hearing: Zoning Case ZA2001-02

SN Applicant(s): City of Frisco

A request to amend the Comprehensive Zoning Ordinance to clarify amend side yard regulations for Patio-Home districts.

END OF PUBLIC HEARINGS

12. General Information

- City Council end points.

13. Adjourn

BUDDY MINETT (Chairman)

JON FERGUSON (Secretary)